



1537 GRAFTON RD

MILLBURY, MA, MA

FOR LEASE | 65,000 SF OF INDUSTRIAL SPACE

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EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL



PROPERTY DESCRIPTION

65,000 SF Class A fully renovated Warehouse on 5.69 AC for Lease

PROPERTY HIGHLIGHTS

- Heavy Power: 1,600 amps, 480v, 3p heavy
- Up to 36' Clear Height
- Six (6) 12' x 14' drive-in doors, one (1) 10' x 12' drive-in
- Five (5) 8' x 10' tailboard docks
- Existing crane infrastructure in place

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	20,035	71,833	155,827
Total Population	50,032	186,291	408,564
Average HH Income	\$120,551	\$104,478	\$126,869

DRIVE TIMES:

MA Pike:	3 Minutes
Rt. 20:	2 Minutes
Fenway Park:	42 Minutes

PROPERTY SPECIFICATIONS

Building Size:	65,000 SF
Available Space:	65,000 SF
Subdividable:	25,000 SF
Lot Size:	5.69 AC
Drive-In Doors:	7
Tailboard Docks:	5
Construction:	Steel
Clear Height:	16.5'-36'
Year Renovated:	2025
Power:	1,600a/480v 3p Heavy
Utilities:	Gas, Heating, Lighting, Sewer, Water
Parking:	100
Sprinklers:	Wet (ESFR)
Lease Rate:	Market





FLOOR PLAN

1537 GRAFTON RD
MILLBURY, MA

TRUCK
PARKING

DRIVE-IN DOORS

16.5' CLEAR

SPACE C: 8,000 SF

20' CLEAR

SPACE B: 17,000 SF

36' CLEAR

SPACE A: 30,000 SF

DRIVE-IN DOORS

SPACE A1:
10,500 SF

DRIVE-IN DOORS

DRIVE-IN DOORS

GRAFTON RD



Harrington Way

LAKE PARK

Fiores AUTOMOTIVE

SUPERCON INC



charles river

FedEx

TriStar

amazon

SCHNEIDER

idi

Imperial Distributors Incorporated

Foodliner

Going The Distance

A

"We Build Brands" 92 Years

Quantix

F.W. WEBB COMPANY EVERSOURCE

WORCESTER

EDGEMERE

20

140

BROADMEADOW BROOK

1537 GRAFTON RD.
MILLBURY, MA

GRAFTON

Grafton Rd

EAST MILLBURY

122

← WEST

INTERSTATE 90

EAST →

Worcester St

Millbury Ave

L&W SUPPLY

ArcBest

FERGUSON

All-Steel COMPANIES

ArcBest

122A

146

Howe Ave

Grafton St

122

LOCATION PROXIMITY

INTERSTATE 90

1 MINUTE
0.9 MILES

T

6 MINUTES
GRAFTON
COMMUTER RAIL

WORCESTER

7 MILES | 10 MINUTES

BOSTON

45 MILES | 50 MINUTES

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